

# HAYWYCK MEADOWS SUBDIVISION

## INDEX OF SHEETS

SHEET #	DESCRIPTION	ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER	REVISION REASON
SHEET NO. 1.0	COVER	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 2.0	EXISTING CONDITIONS	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 3.0	OVERALL SITE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 3.4	SOUTHWEST SITE PLAN	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 3.3	NORTHWEST SITE PLAN	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 3.2	NORTHEAST SITE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 3.1	SOUTHEAST SITE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 4.0	NORTHEAST EROSION CONTROL PHASE 1	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.1	SOUTHEAST EROSION CONTROL PHASE 1	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 4.2	SOUTHWEST EROSION CONTROL PHASE 1	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.3	NORTHWEST EROSION CONTROL PHASE 1	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.4	NORTHEAST EROSION CONTROL PHASE 2	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.5	SOUTHEAST EROSION CONTROL PHASE 2	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.6	SOUTHWEST EROSION CONTROL PHASE 2	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.7	NORTHWEST EROSION CONTROL PHASE 2	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 4.8	STEELE CREEK ROAD EROSION CONTROL PLAN	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 5.0	OVERALL GRADING PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 5.1	NORTHEAST GRADING PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 5.2	SOUTHEAST GRADING PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 5.3	SOUTHWEST GRADING PLAN	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 5.4	NORTHWEST GRADING PLAN	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 5.5	STORM PIPE AND STRUCTURE SCHEDULES	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.0	FENWAY DRIVE ROAD PROFILE STA 0+00 TO STA 6+50	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.1	FENWAY DRIVE ROAD PROFILE STA 6+50 TO STA 14+00	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.2	COLLINGHAM DRIVE ROAD PROFILE STA 0+00 TO STA 12+00	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.3	COLLINGHAM DRIVE ROAD PROFILE STA 12+00 TO STA 22+00	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.4	COLLINGHAM DRIVE ROAD PROFILE STA 22+00 TO STA 28+51	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.5	RUPELL DRIVE ROAD PROFILE STA 0+00 TO STA 12+21	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.6	FORNEY COURT STA 0+00 TO STA 4+45 KELBURN LN STA 0+00 TO STA 2+50	10/16/15	03/21/16	C	CITY COMMENT
SHEET NO. 6.7	FLINT HILL DRIVE ROAD PROFILE STA 0+00 TO STA 9+06	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.8	CARUTHERS DRIVE ROAD PROFILE STA 0+00 TO STA 9+21	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.9	STEELE MEADOW ROAD ROAD PROFILE STA 0+00 TO STA 12+00	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.10	CALAWOOD WAY ROAD PROFILE STA 0+00 TO STA 5+09	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.11	STEELE CREEK ROAD IMPROVEMENTS PLAN STA 0+00 TO STA 10+00	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.11A	STEELE CREEK ROAD IMPROVEMENTS PLAN STA 10+00 TO STA 17+25	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.12	STEELE CREEK ROAD STIPING PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.13	STEELE CREEK ROAD CROSS SECTIONS STA 0+00 & STA 0+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.14	STEELE CREEK ROAD CROSS SECTIONS STA 1+00 & STA 1+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.15	STEELE CREEK ROAD CROSS SECTIONS STA 2+00 & STA 2+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.16	STEELE CREEK ROAD CROSS SECTIONS STA 3+00 & STA 3+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.17	STEELE CREEK ROAD CROSS SECTIONS STA 4+00 & STA 4+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.18	STEELE CREEK ROAD CROSS SECTIONS STA 5+00 & STA 5+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.19	STEELE CREEK ROAD CROSS SECTIONS STA 6+00 & STA 6+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.20	STEELE CREEK ROAD CROSS SECTIONS STA 7+00 & STA 7+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.21	STEELE CREEK ROAD CROSS SECTIONS STA 8+00 & STA 8+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.22	STEELE CREEK ROAD CROSS SECTIONS STA 9+00 & STA 9+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.23	STEELE CREEK ROAD CROSS SECTIONS STA 10+00 & STA 10+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.24	STEELE CREEK ROAD CROSS SECTIONS STA 11+00 & STA 11+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.25	STEELE CREEK ROAD CROSS SECTIONS STA 12+00 & STA 12+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.26	STEELE CREEK ROAD CROSS SECTIONS STA 13+00 & STA 13+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.27	STEELE CREEK ROAD CROSS SECTIONS STA 14+00 & STA 14+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.28	STEELE CREEK ROAD CROSS SECTIONS STA 15+00 & STA 15+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.29	STEELE CREEK ROAD CROSS SECTIONS STA 16+00 & STA 16+50	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 6.31	NORTH ENTRANCE SIGHT DISTANCE PLAN AND PROFILE	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.32	SOUTH ENTRANCE SIGHT DISTANCE PLAN AND PROFILE	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 6.33	SITE DISTANCE CARUTHERS DR AT FENWAY DR FLINT HILL DR AT FENWAY DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.34	SITE DISTANCE KELBURN DR AT FENWAY DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.35	SITE DISTANCE FENWAY DR AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.36	SITE DISTANCE RUPELL DR (SOUTHBOUND-NORTH END) AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.37	SITE DISTANCE RUPELL DR (NORTHBOUND-NORTH END) AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.38	SITE DISTANCE FORNEY CT & COLLINGHAM DR AT RUPELL DR [NORTH END]	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.39	SITE DISTANCE COLLINGHAM DR [EAST BOUND] AT RUPELL DR [SOUTH END]	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.40	SITE DISTANCE COLLINGHAM DR [WESTBOUND] AT RUPELL DR [SOUTH END]	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.41	SITE DISTANCE RUPELL DR [NORTHBOUND-SOUTH END] AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.42	SITE DISTANCE RUPELL DR [SOUTHBOUND-SOUTH END] AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.43	SITE DISTANCE FLINT HILL DR & CARUTHERS DR AT COLLINGHAM DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 6.44	SITE DISTANCE CALAWOOD WAY AT FLINT HILL DR	03/21/16	03/21/16	C	CITY COMMENTS
SHEET NO. 7.0	OVERALL LANDSCAPE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 7.1	NORTHEAST LANDSCAPE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 7.2	SOUTHEAST LANDSCAPE PLAN	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 7.3	SOUTHWEST LANDSCAPE PLAN	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 7.4	NORTHWEST LANDSCAPE PLAN	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 7.5	BUFFER PLANTINGS N PROPERTY LINE TO LOT 56/57	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 7.6	BERM & CLASS C BUFFER PLANTINGS	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 8.0	GENERAL NOTES	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 8.1	EROSION CONTROL NOTES	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 8.2	CURVE & LINE TABLES	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 9.0	DETAILS	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 9.1	DETAILS	10/16/15	04/20/16	D	NCDOT COMM.
SHEET NO. 9.2	DETAILS	10/16/15	03/21/16	C	CITY COMMENTS
SHEET NO. 9.3	DETAILS	10/16/15	03/21/16	C	CITY COMMENTS



FINAL  
APPROVAL

<http://development.charmeck.org>

## ENGINEERING

PCO / DETENTION / DRAINAGE PLAN

## EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

## URBAN FORESTRY

TREE ORDINANCE

## CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

## STEELE CREEK ROAD

PARCEL NUMBER: 199-541-01

APPROVED

By Emily Chien at 9:56 am, Jun 28, 2016

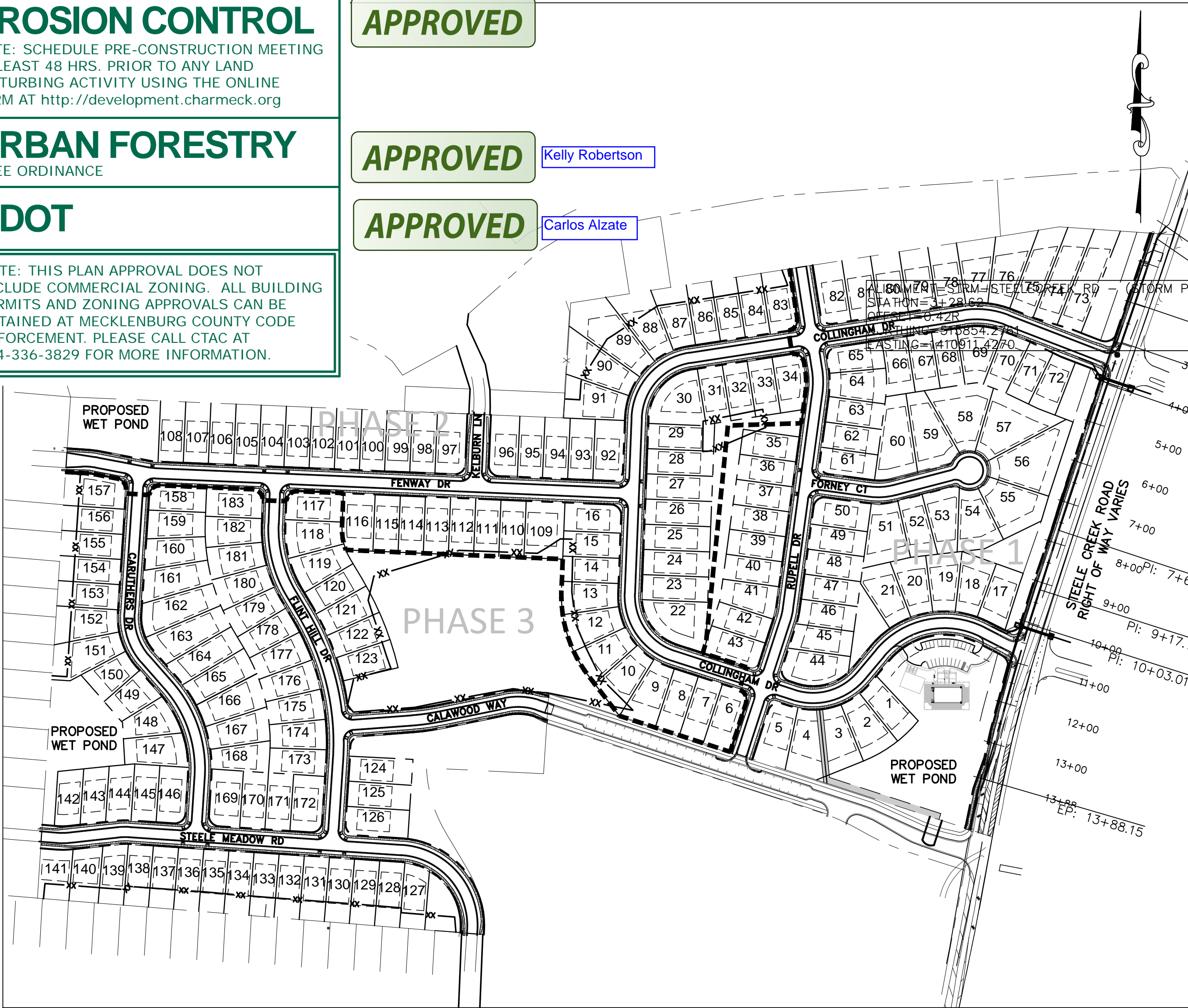
APPROVED

APPROVED

Kelly Robertson

APPROVED

Carlos Alzate



OVERALL SITE

1" = 200'

CHARLOTTE, NC 28210

MARCH 2016



Know what's below.  
Call before you dig.

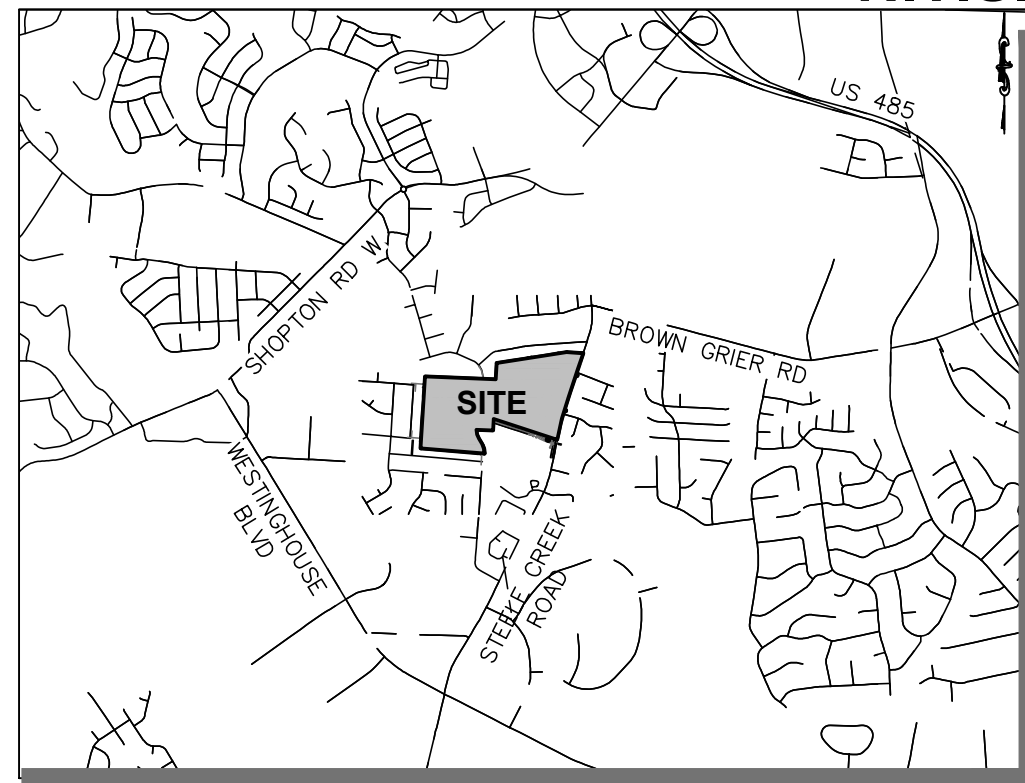
NOTE: STREETS ARE TO BE CITY--MAINTAINED.

PRELIMINARY  
NOT FOR CONSTRUCTION  
06/09/16



## VICINITY MAP

N.T.S.



## PCCO SUMMARY

Original Parcel ID Number(s):	19954101	
Development Type:	Single-Family	
Subject to PCCO? Y/N	Yes	
If NO, why?	-- Click for Dropdown --	
Watershed:	Catawba/Lake Wylie	
Disturbed Area (ac):	58.72	
Site Area (ac):	64.31	
	Catawba	Lake Wylie
Total on-site Drainage Area (ac):	28.03	36.15
Existing Built-upon-area (SF):	0	0
Existing BUA to be removed (SF):	0	0
Existing BUA to remain (SF):	0	0
Proposed New BUA (SF):	465658	491766
Proposed % BUA:	38%	31%
Density (High / Low)	High	High
Total Post-Project BUA for site:	35%	
Development or Redevelopment?	Development	
Natural Area Required (ac):		11.02675
Natural Area provided, total (ac):		11.05
Undisturbed Treed Natural Area Preserved (ac):		6.34
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

## OWNER/DEVELOPER

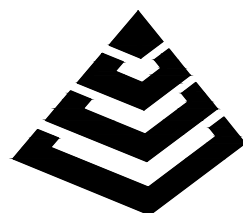
NAME: MERITAGE HOMES OF THE CAROLINAS, INC.  
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD  
SUITE 250  
CHARLOTTE, NC 28277  
PHONE #: (704) 944-8906  
EMAIL: mark.sergent@meritagehomes.com

## ENGINEER

NAME: MCKIM & CREED, INC.  
KYLE J. CROWE, PE  
ADDRESS: 8020 TOWER POINT DRIVE  
CHARLOTTE, NC 28227  
PHONE #: (704) 841-2588  
EMAIL: kcrowe@mckimcreed.com

## PROPERTY OWNER

NAME: MERITAGE HOMES INC.  
ADDRESS: 11605 NORTH COMMUNITY HOUSE RD  
SUITE 250  
CHARLOTTE, NC 28277  
PHONE #: (704) 944-8902  
EMAIL: mark.sergent@meritagehomes.com



MCKIM & CREED

8020 Tower Point Drive  
Charlotte, North Carolina 28227  
Phone: (704)841-2588, Fax: (704)841-2567  
F-1222

[www.mckimcreed.com](http://www.mckimcreed.com)



6493-0011

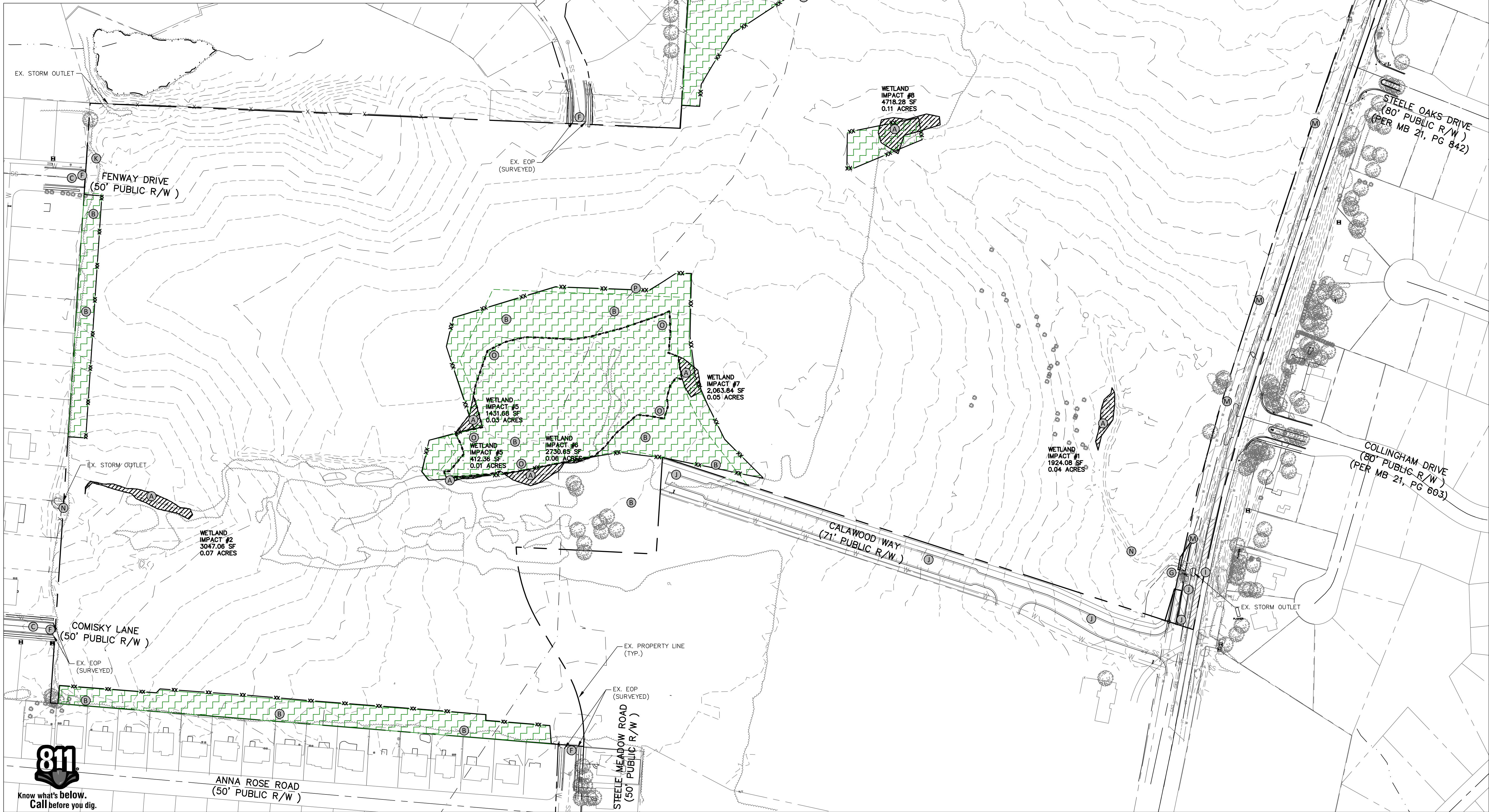
PRELIMINARY NOT FOR CONSTRUCTION

HAYWYCK MEADOWS SUBDIVISION



SURVEY NOTES

1. ALTA / ACSM SURVEY PERFORMED BY ESP ASSOCIATES, P.A.: DATE OF SURVEY: JULY 28, 2015.  
2. UTILITY LOCATION & TOPOGRAPHIC SURVEY ALSO PERFORMED BY MCKIM & CREED.  
3. BEARINGS ARE RELATIVE TO NC GRID NORTH NAD83 (2011) BASED ON A GPS SURVEY.  
4. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED (FEMA MAP NO'S. 3710540100K & 3710451100J) DATED MARCH 2, 2009.  
5. REFERENCES: DEED BOOK 29982, PAGE 247-252  
6. PIN: 199-541-01  
7. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

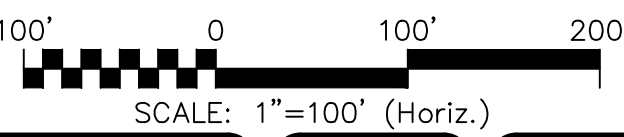


GENERAL LEGEND	
FEATURE	EXISTING
PROPERTY LINE (ADJOINING)	PL
PROPERTY LINE (SITE)	---
EASEMENT (UTILITY)	---
EASEMENT (STORM)	---
EASEMENT (DRAINAGE)	---
TOP OF BANK	--- TB
BOTTOM OF BANK	--- BB
SWIM BUFFER	---
RIGHT-OF-WAY (R/W)	R/W
MAJOR TOPO CONTOUR	232
MINOR TOPO CONTOUR	232
FENCE LINE	X
GUARDRAIL	---
CREEK/STREAM	---
DITCH	---
ROAD	---
TREE LINE	---
OVERHEAD UTILITY	OU
SANITARY SEWER	SS
STORM	SD SD
UNDERGROUND CABLE TV	UTV
UNDERGROUND ELECTRIC	UE
UNDERGROUND FORCEMAIN	FM
UNDERGROUND FIBER OPTIC	FO
UNDERGROUND GAS	GAS
UNDERGROUND TELEPHONE	UT
UNDERGROUND WATERLINE	W
WETLAND	WET WET WET

UTILITIES	
FEATURE	EXISTING
TELEPHONE POLE	⊗
TELEPHONE MANHOLE	⊙
FIBER OPTIC MARKER	FO
TELEPHONE PEDESTAL	⊙
POST INDICATOR VALVE	⊙ PIV
GAS METER	⊙
GAS VALVE	⊙
GAS MANHOLE	⊙
TV PEDESTAL	⊙
FIRE HYDRANT	⊙
CLEAN OUT	⊙
DOUBLE CATCH BASIN	⊙
DROP INLET	⊙
CATCH BASIN	⊙
WATER VALVE	⊙
LIGHT POLE	⊙
UTILITY POLE	⊙
GUY WIRE	⊙
ELECTRIC SERVICE	⊙

DEMOLITION/EX. CONDITIONS LEGEND

- A EX. WETLANDS TO BE FILLED  
B PROPOSED TREE SAVE AREA TO REMAIN  
C PAVEMENT TO BE REMOVED/REPAIRED FOR SEWER INSTALL  
D EX. SIGN TO BE RELOCATED  
E PROTECT EX. UNDERGROUND UTILITY  
F PAVEMENT TO BE ADJUSTED TO ENSURE POSITIVE DRAINAGE  
G CONTRACTOR SHALL LOCATE NEW HYDRANT BY OTHERS PRIOR TO BEGINNING CONSTRUCTION  
H EX. POWER POLE TO BE RELOCATED. GG TO COORDINATE WITH POWER PROJECT AT START OF CONSTRUCTION  
I EX. PIPE TO BE REPLACED BY OTHERS  
J ROAD CURRENTLY UNDER CONSTRUCTION  
K EX. FENCE TO BE REMOVED  
L EX. DRIVEWAY TO BE REMOVED  
GC TO VERIFY DEPTH OF EX. 36" WATERLINE AND CONFIRM PROPOSED CROSSINGS PRIOR TO BEGINNING CONSTRUCTION  
N EX. DITCH TO BE MODIFIED  
O EX. WETLANDS TO REMAIN  
P EX. DRAINAGE BASIN DIVIDE



REVNO.	DESCRIPTIONS	DATE
C	QTY COMMENTS	03/21/16
B	QTY COMMENTS	02/18/16
A	QTY COMMENTS	12/18/15



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www.mckimcreed.com



HAYWYCK MEADOWS SUBDIVISION  
STEELE CREEK ROAD  
CHARLOTTE, NC 28210  
  
EXISTING CONDITIONS

DATE: MARCH 2016  
MCE PROJ. # 6493-0011  
DRAWN: JPM  
DESIGNED: JPM  
CHECKED: KJC  
PROJ. MGR: KJC  
SCALE: HORIZONTAL: 1" = 100'  
VERTICAL: N/A  
MAC FILE NUMBER: CE-100  
DRAWING NUMBER: 2.0  
STATUS: PRELIMINARY  
NOT FOR CONSTRUCTION  
REVISION: C